



 Jan Forster

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Edgeware Court | | Sunderland | SR5 2QY
Auction Guide £33,000



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- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- One Bedroom
- Mid-Floor Flat
- Popular Location
- Close To Amenities
- Leasehold
- Viewing Recommended
- Call For Further Details
- More Images Coming Soon





This mid-floor flat presents an excellent opportunity for investors. The property is available to purchase with vacant possession or tenant in situ.

For sale by Modern Method of Auction: Starting Bid Price £33,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property is made up of a secure entry system, lounge, kitchen, one bedroom and a bathroom WC. Externally the property benefits from communal gardens and an allocated parking bay.

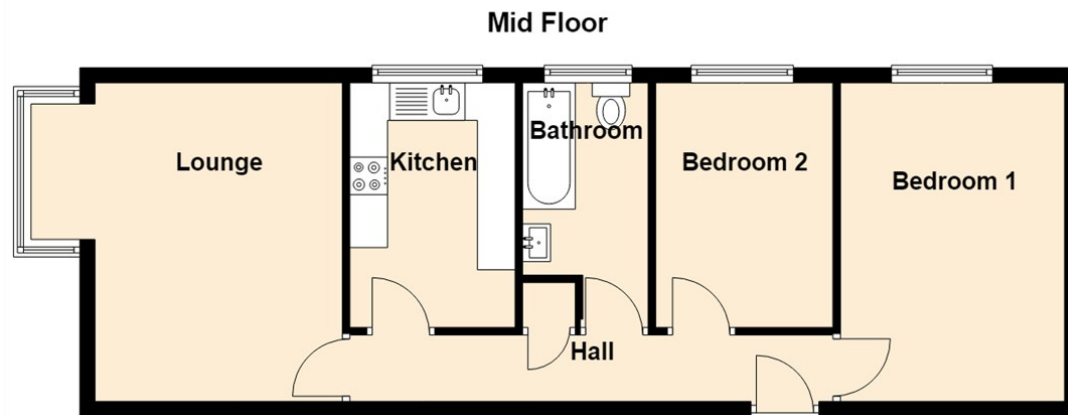
Located in the popular Carley Hill area of Sunderland, SR5 2QY offers a convenient and well-connected location with a range of everyday amenities close by. The property is within easy reach of local shops, supermarkets, schools and healthcare facilities, while Sunderland city centre, the Stadium of Light and the beautiful Roker and Seaburn coastline are all just a short drive away. Excellent road links and nearby public transport, including Metro services, provide straightforward access to Newcastle and the wider North East, making this an ideal location for commuters.

Early viewing is highly recommended to fully appreciate the accommodation on offer. Please call 0191 236 2070 for more information.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: A



Lounge 10'8" x 13'9" (3.27 x 4.21)

Kitchen 10'5" x 7'3" (3.20 x 2.22)

Bedroom One 14'0" x 9'8" (4.29 x 2.96)

Bedroom Two 10'5" x 7'8" (3.20 x 2.34)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070

